



One Day Intensive Seminar

SBL Claimable Subject to HRDF Approval

Legal and Practical Issues on Strata Titles, Duties of Developers and Management Corporations

With Latest Amendments

8TH APRIL 2010
JW MARRIOTT HOTEL,
KUALA LUMPUR

Conducted By Distinguished Speaker:
MR. TANG KEAN ONN

Advocate & Solicitor, LL.B Hons (UM), LL.M (UM)

Mr. Tang Kean Onn is a practising advocate and solicitor of the High Court of Malaya and a senior member of the Malaysian Bar. He holds a degree in the Bachelor of Laws (LL.B Hons.) and Master of Laws (LL.M) both from the University of Malaya. He has vast experience in commercial and banking litigation as well as conveyancing and documentation procedures over the last 23 years.

In recognition for his contributions to legal education especially in the areas of banking law and practice, Mr. Tang has been conferred the Associate Fellowship of the Institute of Banks, Malaysia (FIBM).

He was also a Part-time Senior Lecturer and Examiner of the University of Malaya in both the Faculties of Law, Business Administration and Accounting. He has lectured both the Undergraduate and Post Graduate programmes there for more than 20 years.

For more than 23 years, Mr. Tang has conducted numerous courses and seminars relating to legal issues on banking for the Institute of Banks, Malaysia (IBBM) and various banks and financial institutions throughout Malaysia including:

- 1. Legal & Practical Issues on Loan Recovery and Litigation
2. The Law & Practice of Hire-Purchase in Malaysia
3. Land Law and Securities Documentation
4. The Practice of Land Law Under the National Land Code 1965
5. The Legal & Regulatory Framework Under the Banking & Financial Institutions Act 1989 (BAFIA)

Outline

Current Legal and Practical Issues Affecting Housing Developers Under:

- The Strata Titles (Amendment) Act 2007
The Common Property (Maintenance and Management) Act 2007

Understanding the Types of Development Governed by the Strata Titles (Amendment) Act 2007

- The Issue Document of Title as opposed to Strata Titles

To What Extent the Strata Titles Act and the Housing Developers Act Are Applicable to Gated Developments in Malaysia As Opposed to High Rise Development

Management of Strata Development Under The Housing Developers Act; The Strata Titles Act; and the Proposed Building and Common Property (Maintenance and Management) Act 2006

Importance of the Issue Document of Title / Strata Title Under the HDA

Application of the Strata Titles Act 1985

- Procedure for application for strata titles
Causes for delays in the issue of the strata title/Avoidance of such delay

- Remedies of purchasers/Duties and liabilities of developers

Effect of Private Caveats on the Master Title Lodged by End-Financiers

- Effect on the process of sub-division
Whose duty to remove such private caveats upon for sub-division
Effect to the Deed of Mutual Covenant signed with developers

Application of Restrictions in Interests on Master Title

- Importance of land searches
Practical problems in the application for consent for transfer and/or charge/policy considerations

Establishment of the Management Corporation Under the Strata Titles Act 1985

- Legal status of all parcel purchasers and the management corporation
Duties and responsibilities of the developer/proprietor and management corporation
Legal ownership of the common property and custody of issue document of title

Powers of the Management Corporation to Recover All Sums Due from Individual Owners

- Practical implications of any legal proceedings

Conduct of AGM for Management Corporations

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GROUP DISCOUNT: Two or More Persons from same organization - RM800.00 per person

REGULAR FEE: RM850.00 per person inclusive of lunch/tea-breaks/valuable seminar materials & CERTIFICATE (Crossed Cheque/Bank Draft payable to ASIA PACIFIC DILIGENCE SDN. BHD.)

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Cancellations & Transfers: If you are unable to attend, a substitute candidate(s) is welcome at no extra charge. Please provide the name and position of the substitute delegate at least 2 days prior to the seminar. A full refund less 25% administrative charge will be made for cancellation received in writing 2 weeks prior to seminar. A 50% refund will be given for cancellation received 1 week prior to the seminar. Regrettably, no refund can be made for cancellation 3 days before the seminar. If registration is confirmed, a 25% administrative charge will be incurred for non-attendance.

The organizer reserves the right to change speakers and/or modify the programme content without prior notice.